

Late Backup ORDINANCE NO. _____

#53

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FROM PLANNED UNIT DEVELOPMENT (PUD) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT FOR THE PROPERTY KNOWN AS THE LEANDER REHABILITATION CENTER PLANNED UNIT DEVELOPMENT PROJECT LOCATED ALONG F.M. 620 NORTH.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. Leander Rehabilitation Center ("Leander Rehabilitation PUD") is comprised of approximately 446 acres of land located at North F M 620 northeast of its intersection with U S 183 in Williamson County and more particularly described by metes and bounds Exhibit "A" of the Development Plan in the State of Texas Order of the Special Board of Review in Document No 9802790

PART 2 The Development Plan that created the Leander Rehabilitation PUD was adopted January 14, 1998 by the State of Texas in Document No 9802790 and was revised under Document No 9815646

PART 3 The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from planned unit development (PUD) district to planned unit development (PUD) district and approving an amendment to the Development Plan of the Leander Rehabilitation PUD on the property located along F M 620 North and described in Zoning Case No C814-97-0001.05, on file at the Watershed Protection and Development Review Department, as follows

Parcels No. CRE-1, CRE-2, CRE-3, CRE-5, CRE-10, CRE-11, CRE-12 and CRE-16, (the "Parcels") located in the northeastern corner of the Leander Rehabilitation PUD, north of Lakeline Boulevard, in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "A" (*Planned Unit Development Map*)

PART 4. The Development Plan is revised as to the Parcels as shown in this Part

- A. A supplemental exhibit identified as Exhibit E-1 is attached and incorporated into this document. Exhibit E-1 amends the development standards and adds additional notes numbered Four through Eight to clarify conditions as follows

- 1 1) to define the additional development standards for commercial, industrial,
2 office, multifamily residential, and mixed use, and to add a category for SF-
3 4 and SF-5 development,
- 4
- 5 2) to allow impervious cover to be allocated and calculated on an overall basis
6 instead of on an individual lot basis, and,
- 7
- 8 3) to clarify that roadways may be designed with the TND design standards,
9 with modification to Staked Plains Drive, and
- 10
- 11 4) to modify other standards as shown in the Development Standards Table as
12 Notes Four through Eight

13 B The Open Space Easement (OSE) is reduced from 35 feet to 20 feet at the
14 northeast and northwest intersection of Lakeline Boulevard and Staked Plains
15 Drive along Parcels CRE-5 and CRE-10

16 **PART 5** The Land Use Plan attached to the Original Plan as Exhibit "B" is withdrawn
17 and replaced by Exhibit "A" Exhibit "E-1" is a supplemental exhibit to the Land Use
18 Plan. The exhibits are incorporated into the Development Plan in their entirety

19 **PART 6** In all other respects the terms and conditions of the Development Plan, as
20 amended, remain in effect

21 **PART 7.** This ordinance takes effect on _____, 2008

22 **PASSED AND APPROVED**

23 _____, 2008

24 §
25 §
26 § _____

27 Will Wynn
28 Mayor

29 **APPROVED:** _____

30 David Allan Smith
31 City Attorney

32 **ATTEST:** _____

33 Shirley A. Gentry
34 City Clerk

EXHIBIT E

(Applicable only to CNE Areas 1, 2, 3, 5, 10, 11, 12, and 16)

This Development Standards table and notes 1, 2, and 3 below are reproduced from Exhibit E of the Leander Rehabilitation PUD as administratively approved by the Texas General Land Office on November 20, 2006

DEVELOPMENT STANDARDS						
	COMMERCIAL	INDUSTRIAL	OFFICE	MULTI FAM RESIDENTIAL	ALL OTHER RESIDENTIAL	MIXED USE
Density YARDS	N/A	N/A	N/A	54 sf/sac	18 sf/sac	54 sf/sac
Front	0'	10'	0'	10' (1)	10'	0'
Side	0'	10'	0'	10' (1)	0' / 5' (2)	0'
Street Side	12'	25'	25'	10' (1)	10'	5'
Rear	0'	25'	20'	10' (1)	15'	10'
Height (3)	6 stories	4 stories	12 stories or 180 feet	6 stories	3 stories	12 stories or 180 feet
Maximum Impervious Cover	75% - 1 story 65%	65%	65%	60%	65%	65%
Stories	2 to 6					

(1) Between any structure or group of connected structures containing multi-family residential and the respective lot line

(2) Zero side setback required for attached single family units

(3) In this ordinance the height of a story will vary depending on the use. For purposes of calculating height rods, mechanical equipment, cooling towers, ornamental cupolas or domes, skylights, visual screens, chimneys and vent stacks, communication towers, parapet walls, and other similar structures are not included. Story height will be defined by the national standards for uses on the following, as amended

Residential uses 12 feet, 15' feet or as set forth by National Association of Home Builders

Commercial uses 20 feet - 25' feet or as set forth by International Council of Shopping Centers

Industrial uses 30 feet, 40 feet or as set forth by National Association of Industrial and Office Property

Mixed uses 14 feet, 20 feet or as set forth by Urban Land Institute

Office uses 14 feet - 18 feet or as set forth by Building Owners and Managers Association International

(4) The maximum allowable impervious cover may be calculated on an overall basis instead of on an individual lot basis. However, the overall maximum impervious cover shall not exceed those limits shown in Exhibit E and the impervious cover for this area shall be tracked through the Preliminary Plan or Final Plat process(es).

(5) Townhouse or multi family structures proposed more than one use on a single lot may be considered Mixed-Use for the purpose of identifying their development standards classification on Exhibit E. These uses shall be restricted to areas fronting on Staked Plains Drive/south of Buckingham Palace Drive

(6) Single family and townhouse lots containing detached single family townhouse or multi family structures with proposed lot widths of less than 40 feet may be considered Mixed-Use for the purpose of identifying their development standards classification on Exhibit E. If the Mixed-Use guidelines from Exhibit E are utilized the following modifications to those standards apply

(7) These lots shall have garages with driveway access allowed from an alley in the rear only

• The minimum rear setback line shall be three feet

• Lots with an open space at least 10 feet wide between their side lot lines and a public roadway will be considered interior lots

• Attached residential units shall not exceed a maximum grouping or run of 10 lots without an open space between them or a public street or alley between them. A minimum grouping of two lots is required. A minimum grouping of one lot shall be allowed in areas where site characteristics, environmental factors, or developer's desire to preserve natural elements dictates. For each grouping reduced to one lot the developer may add one additional same type lot to another grouping not to exceed eleven lots in any single group

• Side yard setbacks for attached structures shall be zero feet

• Building height is restricted to three stories

• Attached residential units shall not exceed a maximum grouping or run of 10 lots without an open space between them or a public street or alley between them. A minimum grouping of two lots is required. A minimum grouping of one lot shall be allowed in areas where site characteristics, environmental factors, or developer's desire to preserve natural elements dictates. For each grouping reduced to one lot the developer may add one additional same type lot to another grouping not to exceed eleven lots in any single group

• Side yard setbacks for single family detached structures shall have a minimum six foot aggregate between occupied structures. Zero foot setbacks will be allowed between garage structures

(8) Single family and townhouse lots containing detached structures with proposed lot widths equal to or greater than 40 feet may be considered All Other Residential for the purpose of identifying their development standards classification on Exhibit E. The following modifications to those standards apply

• These lots shall be allowed driveway access from a public street in the front or an alley in the rear

• These lots with rear access from an alley shall have minimum rear setback lines of five feet

• Interior lot side yard setbacks will be a minimum aggregate of six feet between occupied structures with minimum of zero feet allowed on one side of occupied structure.

Zero foot setback will be allowed between garage structures

(9) All streets may be developed according to the TND Design Standards with modifications to Staked Plains Drive, as shown on the attached cross sections